

# Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau  
chartered surveyors | estate agents | property managers



**49, High Street, Pwllheli, LL53 5RT**

**£145,000**

- Freehold Shop with Living Accommodation
- Seaside & Market Town
- Viewing By Appointment
- High Street Location
- Ideal Investor Property
- Excellent Retail Frontage



# 49 High Street, Pwllheli, LL53 5RT

**\*SHOP WITH SEPARATE LIVING ACCOMMODATION\*** This retail shop with living accommodation is located on the High Street in Pwllheli, a busy market and seaside town situated on the south Side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The property is situated in a prominent position close to HSBC and Natwest banks with an excellent frontage and useful cellar below.

The living accommodation is presently let and has its own separate entrance and is on the first and second floor with recently fitted kitchen, two bedrooms and bathroom and gas central heating.

The property is available freehold with vacant possession on completion.

## GROUND FLOOR

**Retail Shop 16'2 x 14'6 (4.93m x 4.42m)**

With part divide to:

**Rear Retail Space 12'5 x 13'6 average (3.78m x 4.11m average)**

**Rear Hall**

**Toilet/Kitchenette**

**CELLAR ROOM 20'1 x 25'2 (6.12m x 7.67m)**

Steep ladder style stairs from the shop.

**Entrance Hallway to Flat**

## FIRST FLOOR

**Landing**

Radiator.

**Kitchen**

Modern fitted kitchen units with single drainer stainless steel sink unit with mixer tap. Ceramic hob and oven. Plumbing for washing machine. Gas combi boiler for central heating and hot water.

**Lounge 20'0 x 13'1 (6.10m x 3.99m)**

Two radiators.

## SECOND FLOOR

**Landing**

Radiator.

**Toilet**

Low level w.c. Washbasin. Radiator.

**Bathroom**

Panelled bath. Washbasin. Shower cubicle with electric shower.

**Bedroom 8'3 x 13'1 (2.51m x 3.99m)**

Radiator.

**Bedroom 11'5 x 13'1 (3.48m x 3.99m)**

Maximum measurements 'L' shaped room. Radiator.



# Tudor

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## SERVICES

We understand that mains water, electricity, gas and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

We understand that the property is freehold with vacant possession available on completion.



From this office in the centre of Pwllheli, walk up Stryd Moch (Gaul Street). Turn right onto the High Street, passing the Factory Shop on your right hand side. 49 High Street is on the left hand side just after HSBC. (OS Reference:- SH 375-352)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



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